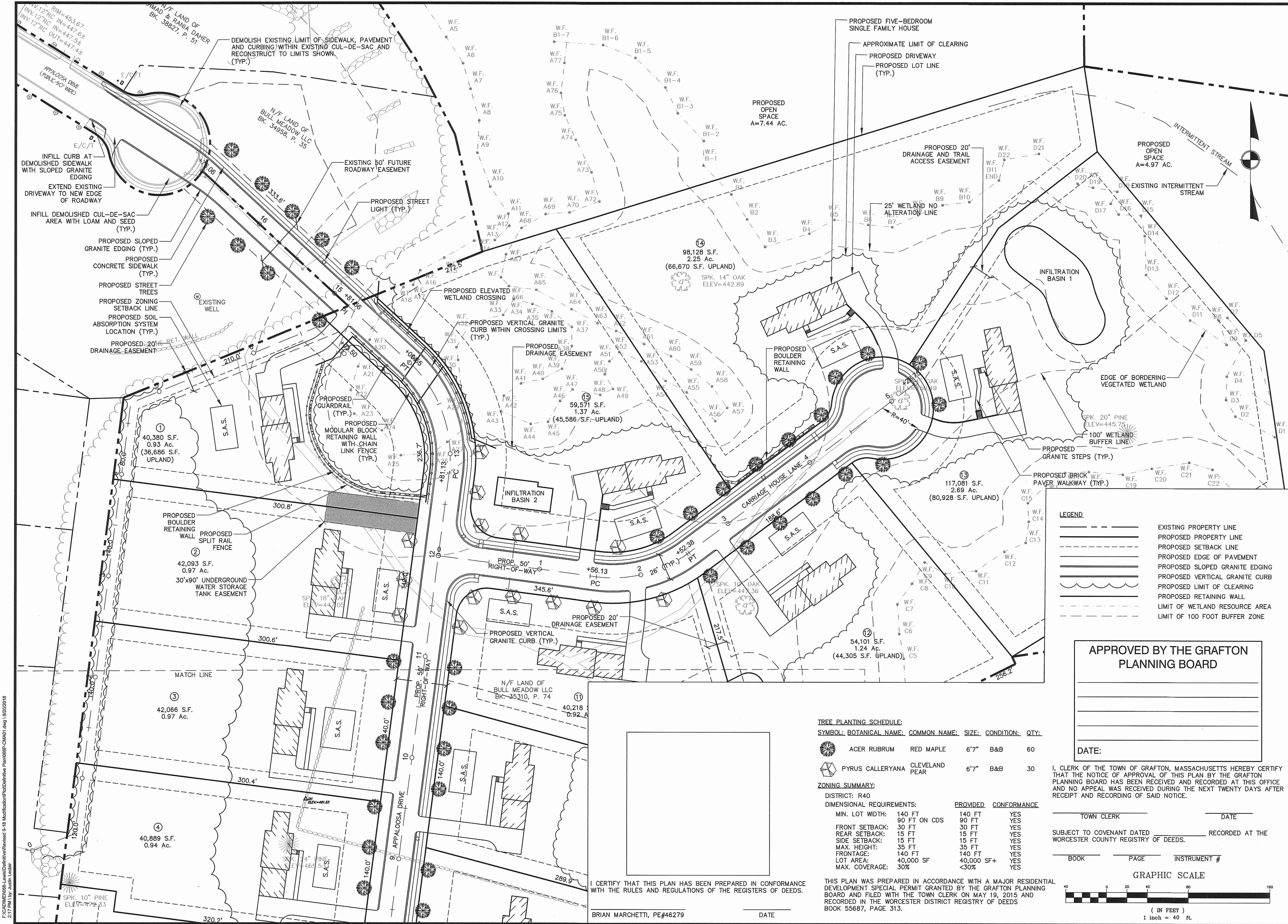


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2:17 PM by: Justin Leader



**TREE PLANTING SCHEDULE:**

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	CONDITION:	QTY:
	ACER RUBRUM	RED MAPLE	6"7"	B&B	60
	PYRUS CALLERYANA	CLEVELAND PEAR	6"7"	B&B	30

**ZONING SUMMARY:**

DISTRICT:	MIN. LOT WIDTH:	MIN. LOT DEPTH:	FRONT SETBACK:	REAR SETBACK:	SIDE SETBACK:	MAX. HEIGHT:	FRONTAGE:	LOT AREA:	MAX. COVERAGE:
R40	140 FT	90 FT ON CDS	30 FT	15 FT	15 FT	35 FT	140 FT	40,000 SF	30%

**PROVIDED CONFORMANCE:**

140 FT	90 FT	30 FT	15 FT	15 FT	35 FT	140 FT	40,000 SF+	<30%
YES	YES	YES	YES	YES	YES	YES	YES	YES

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I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

BRIAN MARCHETTI, PE#46279

DATE

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE EDGING
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED LIMIT OF CLEARING
- PROPOSED RETAINING WALL
- LIMIT OF WETLAND RESOURCE AREA
- LIMIT OF 100 FOOT BUFFER ZONE

APPROVED BY THE GRAFTON PLANNING BOARD

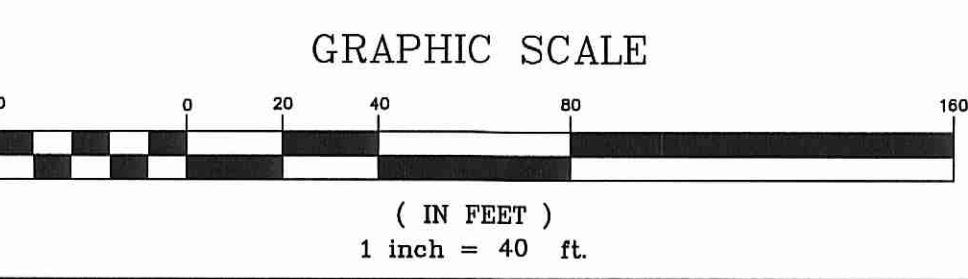
DATE:

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TOWN CLERK

SUBJECT TO COVENANT DATED \_\_\_\_\_ RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_



NOT FOR CONSTRUCTION  
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PREPARED FOR:  
BULL MEADOW, LLC.  
2 RACHEL ROAD  
BOYLSTON, MA 01505

No.	Date	Revision
7	09/20/2018	SITE PLAN MODIFICATION
6	01/15/2018	RECORDING NOTE
5	12/01/2017	RECORDING/PLANTING NOTE
4	02/22/2017	TOWN COMMENTS
3	01/09/2017	TOWN COMMENTS
2	11/22/2016	TOWN COMMENTS
1	10/11/2016	TOWN COMMENTS

BRIAN MARCHETTI  
CIVIL ENGINEER  
NO. 46279  
REGISTERED  
9/20/18

Drawn By: BRM  
Designed By: BRM  
Checked By: JSL

McCarty Engineering, Inc.  
Civil Engineers  
42 Jungle Road, Leominster, MA 01453  
phone: (978) 534-1318 fax: (978) 840-6907  
www.mccartydb.com

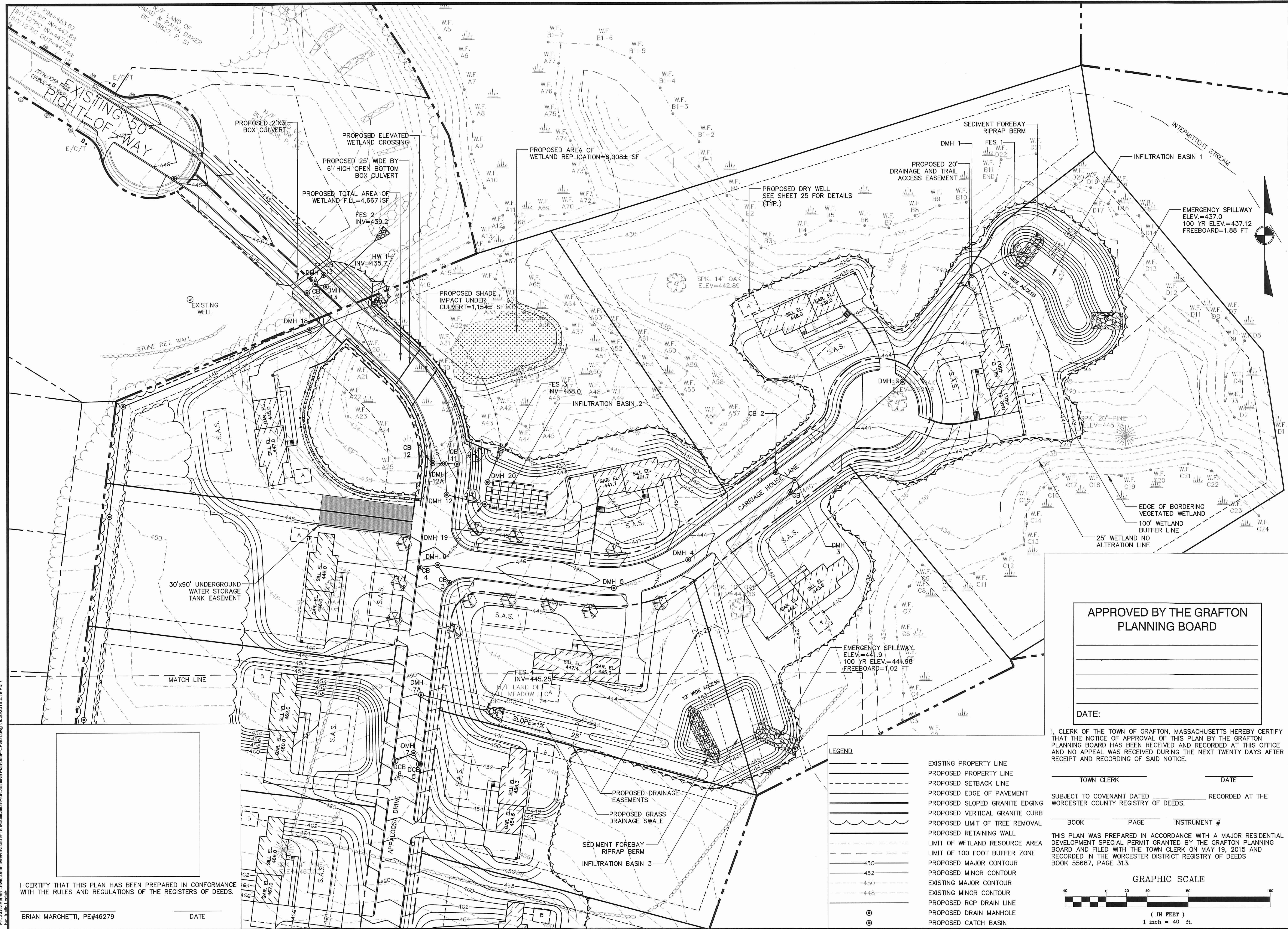
Project Name  
Estates at Bull Meadow  
Definitive Plan  
N. Grafton, MA 01536

Sheet Title  
Layout and Materials  
Plan  
(2 of 3)

Job No: 066  
File Name: 066P-CMA01  
Date: June 10, 2016  
Scale: 1"=40'

Sheet No.  
8  
OF 24





F:\CAD\ME066P-CPG01.dwg 9-18 Modification\Public\Drawings\Plan\066P-CPG01.dwg 9/20/2018 2:18 PM  
B. Marchetti

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

BRIAN MARCHETTI, PE#46279

DATE

- LEGEND**
- EXISTING PROPERTY LINE
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  - PROPOSED SETBACK LINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED SLOPED GRANITE EDGING
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  - PROPOSED RETAINING WALL
  - LIMIT OF WETLAND RESOURCE AREA
  - LIMIT OF 100 FOOT BUFFER ZONE
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPOSED RCP DRAIN LINE
  - PROPOSED DRAIN MANHOLE
  - PROPOSED CATCH BASIN

**APPROVED BY THE GRAFTON PLANNING BOARD**

DATE:

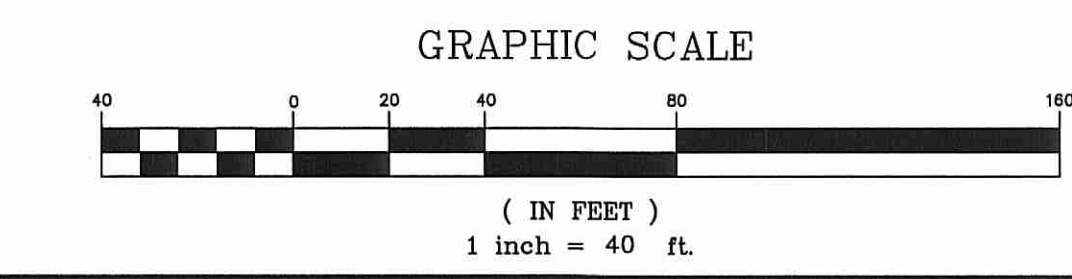
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BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

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PREPARED FOR:  
BULL MEADOW, LLC.  
2 RACHEL ROAD  
BOYLSTON, MA 01505

No.	Date	Revision
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2	11/22/2016	TOWN COMMENTS
1	10/11/2016	TOWN COMMENTS

BRIAN R. MARCHETTI  
CIVIL  
NO. 46279  
REGISTERED PROFESSIONAL ENGINEER

Drawn By: BRM  
Designed By: BRM  
Checked By: *7/20/18*

**McCarty Engineering, Inc.**  
Civil Engineers  
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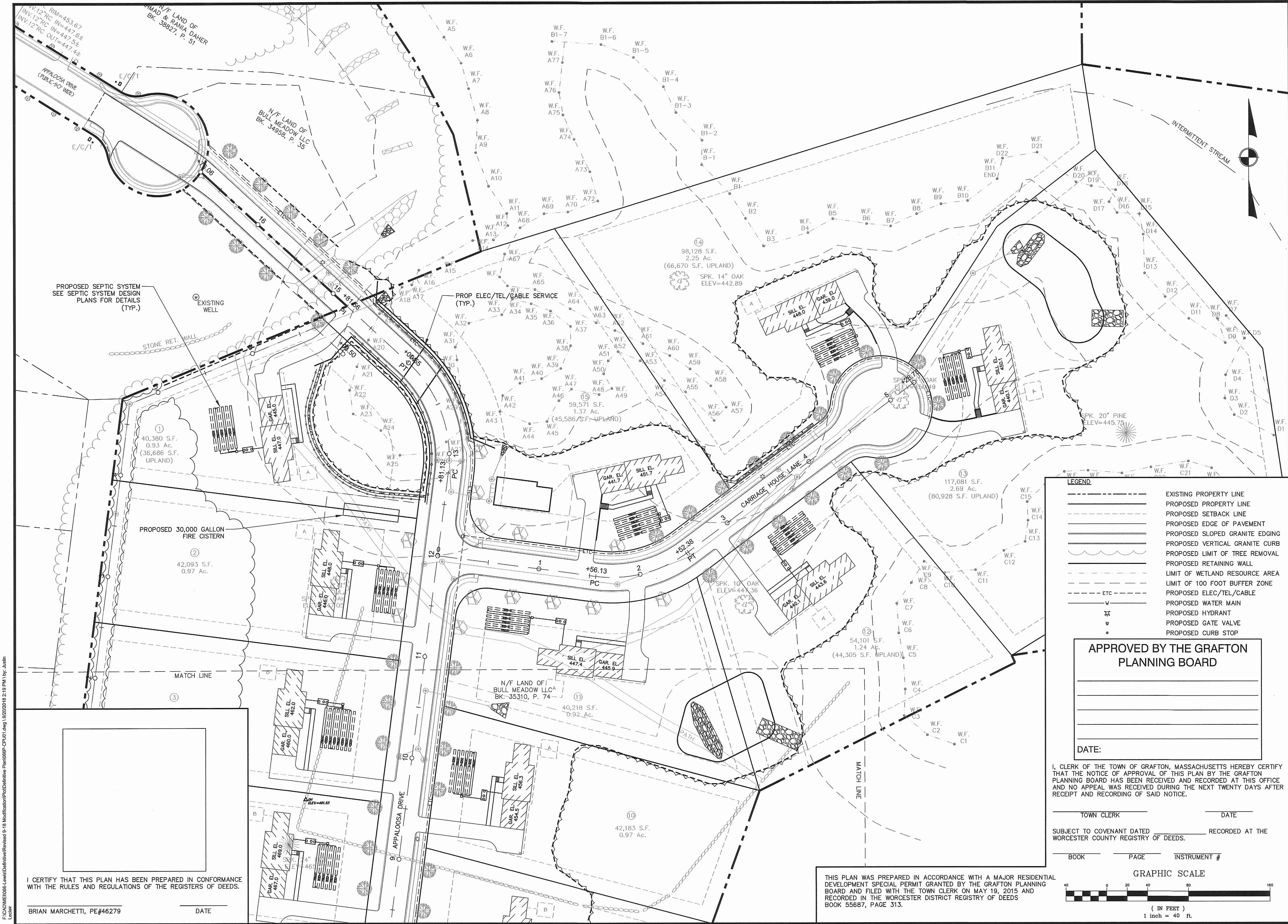
Project Name  
**Estates at Bull Meadow  
Definitive Plan  
N. Grafton, MA 01536**

Sheet Title  
**Grading and  
Drainage Plan  
(1 of 2)**

Job No: 066  
File Name: 066P-CPG01  
Date: June 10, 2016  
Scale: 1"=40'

Sheet No.  
**10**  
OF 24





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PREPARED FOR:  
BULL MEADOW, LLC.  
2 RACHEL ROAD  
BOYLSTON, MA 01505

7	09/20/2018	SITE PLAN MODIFICATION
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No.	Date	Revision

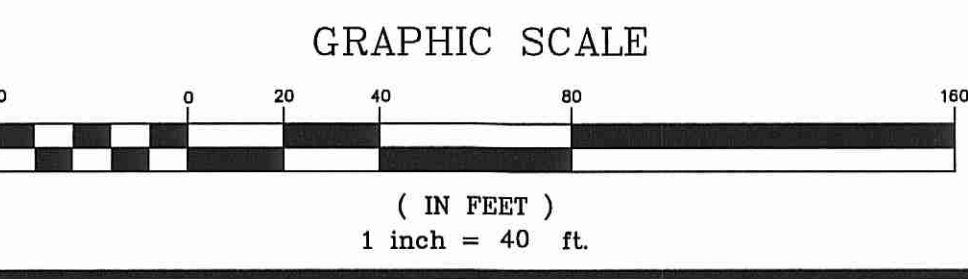


Drawn By: BRM    Designed By: BRM    Checked By: *BRM*

APPROVED BY THE GRAFTON PLANNING BOARD

DATE: \_\_\_\_\_  
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BRIAN MARCHETTI, PE#46279    DATE \_\_\_\_\_

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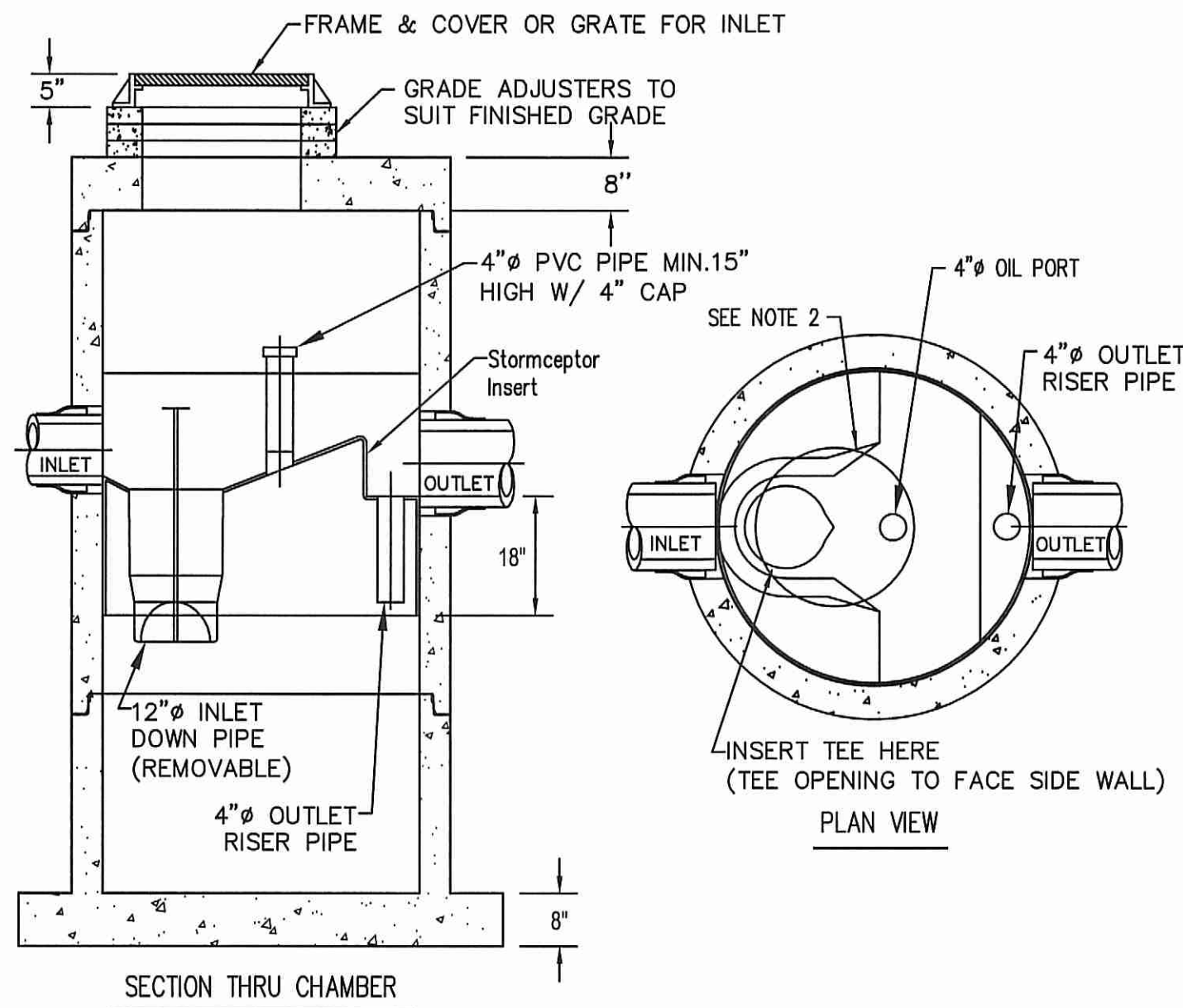
Project Name  
Estates at Bull Meadow  
Definitive Plan  
N. Grafton, MA 01536

Sheet Title  
Utility Plan  
(1 of 2)

Job No: 066  
File Name: 066P-CPU01  
Date: June 10, 2016  
Scale: 1"=40'  
Sheet No. 12  
OF 24

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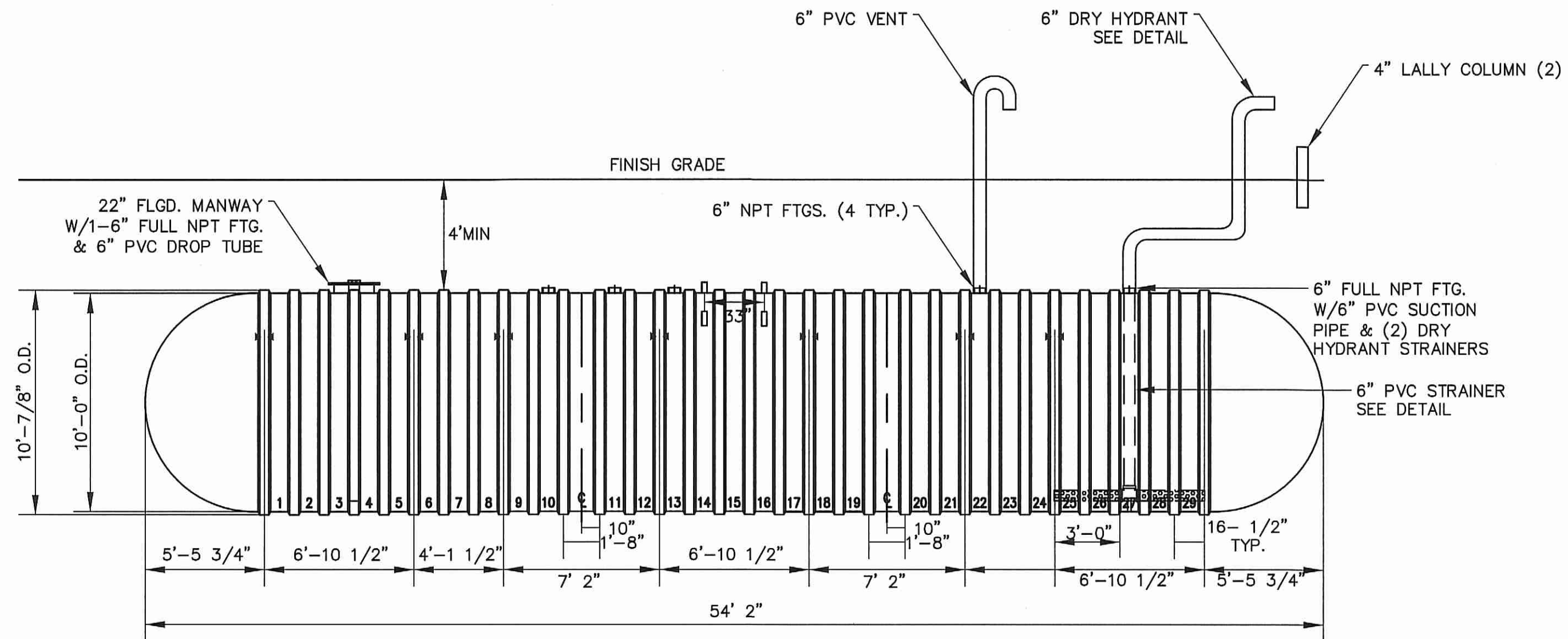


NOTES:

1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

**STC 450 WATER QUALITY UNIT**

N.T.S.



NOTES:

- HOLD DOWN STRAP CLIP
- ▶ HOLD DOWN STRAP LOCATION
- TYPE "13" LIFT LUG - SD
- TYPE "13" LIFT LUG - HD

SPECIFICATIONS:

MODEL #: SWT D-6 (10')-3000  
CAPACITY: 29,816 GAL.  
DRY WEIGHT: 7,200 LBS

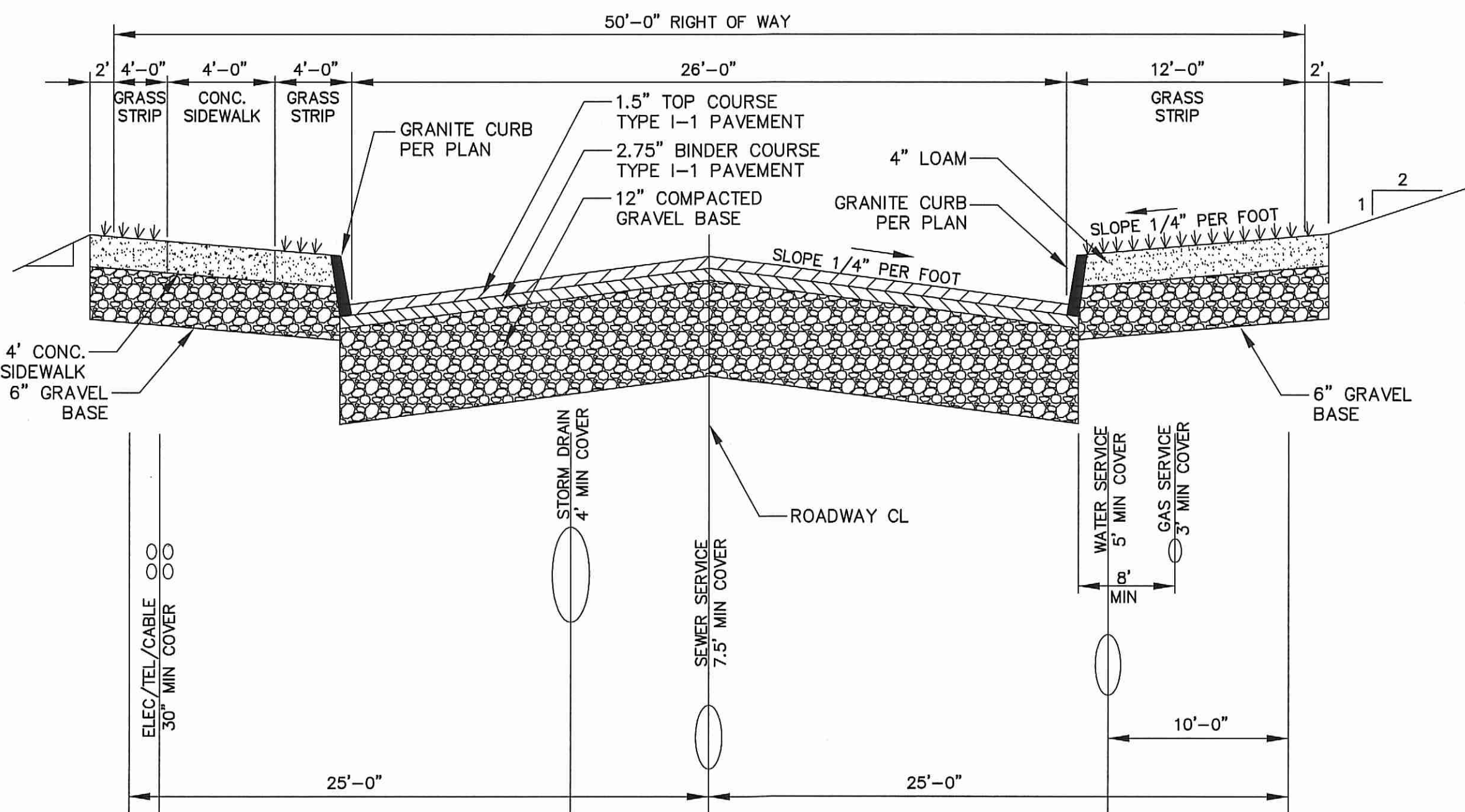
NOTES:

1. MAX WATER LEVEL SHALL NOT EXCEED 4' BELOW FINAL GRADE TO PREVENT FREEZING.
2. SUCTION PIPING SYSTEM TO CAPABLE OF DELIVERING 1,000 GPM FOR 3/4 OF CISTERN CAPACITY. MINIMUM REQUIRED VELOCITY OF FLOW-11.2 F/S.
3. CISTERN TO BE COMPLETED, INSPECTED AND VACUUM TESTED PRIOR TO BACK FILLING.
4. ALL BACK FILL MATERIAL TO BE PEA STONE >1/2" AND PLACED IN ACCORDANCE TO ASTM 1557.
5. SYSTEM TO BEDDED IN A MIN. 12" LAYER OF 3/4" TO 1 1/2" CRUSHED STONE COMPACTED. NO DISTURBED FILL TO BE PLACED UNDER TANK.
6. FILLER PIPE TO BE 36" ABOVE FINAL BACK FILL GRADE.
7. FILLER PIPE AND TANK TO BE PROTECTED BY 4" LALLY COLUMNS.
8. BOTTOM OF SUCTION PIPE TO PUMPER CONNECTION SHALL NOT EXCEED 17'.
9. OWNER IS RESPONSIBLE TO COMPLETELY FILL CISTERN UNTIL ACCEPTED BY FIRE DEPARTMENT.

**30,000 GAL. WATER STORAGE TANK FOR FIRE DEPT. USE**

N.T.S.

CONTAINMENT SOLUTION OR EQUAL



NOTES:

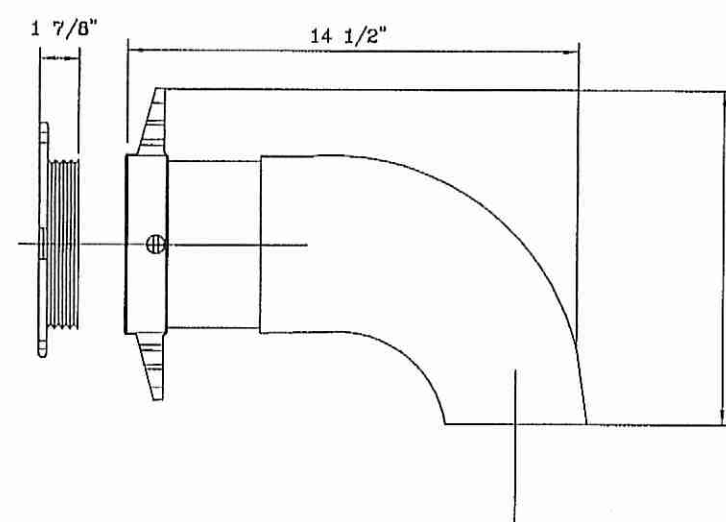
1. GAS SERVICE IS NOT INCORPORATED INTO THE DESIGN OF THIS SUBDIVISION.
2. SEWER SERVICE IS NOT INCORPORATED INTO THE DESIGN OF THIS SUBDIVISION. THE PROPOSED LOTS WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.

**MINOR STREET B STANDARD CROSS-SECTION**

N.T.S.

**6" FEMALE DRY HYDRANT  
REG. CAP 90° BEND**

NOT TO SCALE

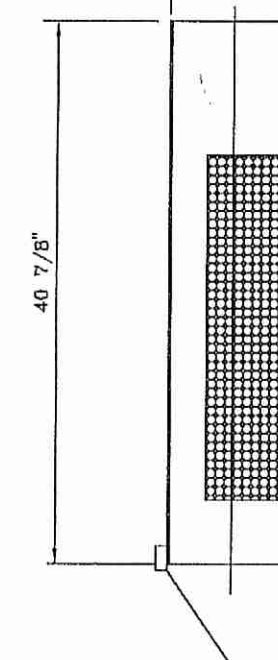


NOTES:

OVERALL LENGTH DIM. WITH ATTACHED PLUG IS 15 1/8"  
ALL DISTANCES APPROXIMATE  
ATLANTIC AMERICAN FIRE EQUIPMENT (508) 839 7400  
OR EQUAL

**6" PVC STRAINER W/ FLUSH COVER**

ATLANTIC AMERICAN FIRE EQUIPMENT (508) 839-7400  
OR EQUAL



**APPROVED BY THE GRAFTON  
PLANNING BOARD**

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2 RACHEL ROAD  
BOYLSTON, MA 01505

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Drawn By: BRM  
Designed By: BRM  
Checked By: *[Signature]*

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Project Name

**Estates at Bull Meadow  
Definitive Plan  
N. Grafton, MA 01536**

Sheet Title

**Construction Details  
(3 of 4)**

Job No: 066  
File Name: 066P-CDT03  
Date: June 10, 2016  
Scale: AS SHOWN  
Sheet No: **23**  
OF 24